047.0	0001	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,400 /	975,400
					USE VALUE:	975,400 /	975,400
					ASSESSED:	975,400 /	975,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLACHMAN EDWARD M/ETAL
Owner 2:	BLACHMAN ESTHA L
Owner 3:	
Street 1:	26 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,871 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2519 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6871.000	469,400	5,100	500,900	975,400
Total Card	0.158	469,400	5,100	500,900	975,400
Total Parcel	0.158	469,400	5,100	500,900	975,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.20 | /Parcel: 387.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33074
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3963!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,400	5100	6,871.	500,900	975,400	975,400	Year End Roll	12/18/2019
2019	104	FV	365,200	4900	6,871.	532,200	902,300	902,300	Year End Roll	1/3/2019
2018	104	FV	365,200	4900	6,871.	388,200	758,300	758,300	Year End Roll	12/20/2017
2017	104	FV	343,500	4900	6,871.	338,100	686,500	686,500	Year End Roll	1/3/2017
2016	104	FV	343,500	4900	6,871.	288,000	636,400	636,400	Year End	1/4/2016
2015	104	FV	307,700	4900	6,871.	281,800	594,400	594,400	Year End Roll	12/11/2014
2014	104	FV	307,700	4900	6,871.	231,700	544,300	544,300	Year End Roll	12/16/2013
2013	104	FV	319,600	4900	6,871.	220,400	544,900	544,900		12/13/2012

PRINT

Date	Time
12/10/20	19:04:43

LAST REV

Date	Time
12/23/19	11:13:22
danam	
3963	

USER DEFINED

Prior Id # 1:	33074
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLDMAN JAMES E	24436-103		4/7/1994		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2019	1088	Insulate	2,000	C				
1/22/2013	90	Manual	22,120	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Info At Door	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/14/2009	Measured	197	PATRIOT
2/29/2000	Meas/Inspect	270	PATRIOT
8/17/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6871		Sq. Ft.	Site		0	80.	0.91	1									500,907						500,900	

Total AC/HA: 0.15774 | Total SF/SM: 6871 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 500,907 | Spl Credit | Total: 500,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11337161
Const Adj.:	0.99980003
Adj $ / SQ:	189.235
Other Features:	136942
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680274
Depreciation:	210885
Depreciated Total:	469389

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

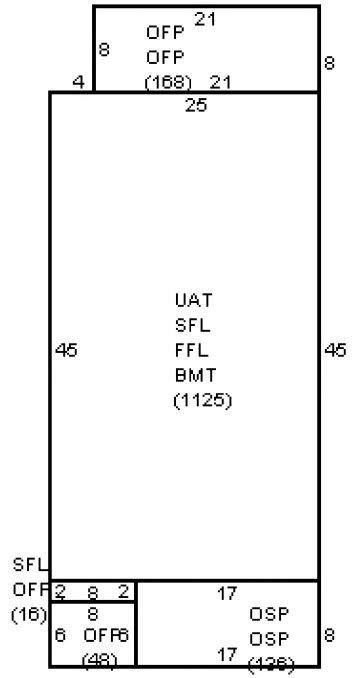
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,141	189.240	215,918
BMT	Basement	1,125	56.770	63,867
FFL	First Floor	1,125	189.240	212,890
OFP	Open Porch	400	20.620	8,248
UAT	Upper Attic	281	126.790	35,659
OSP	Screen Porch	272	24.820	6,750

Net Sketched Area:	4,344			Total:	543,332
Size Ad	2266	Gross Are	5188	FinArea	2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.24
Special Features:	0	Val/Su Net:	108.06
Final Total:	469400	Val/Su SzAd	207.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19x20	A	AV	1929	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	6X6	A	AV	2018	6.00	T	5	104			200			200

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100